

WATERFRONT SMALL AREA PLAN

The Ten Changes to the February 2011 Plan

1. **Hotel/Restaurant Policy** – A policy has been added to the Plan detailing how restaurants and hotels would be reviewed during the SUP process to determine if they have unacceptable off-site impacts.
2. **Elimination of Waterfront Park Restaurant Building** – The Waterfront Park building has been eliminated; the Plan still supports park elements such as kiosks, food, movable tables and chairs and small scale recreation activities, as well as the programming of events, displays and/or performances providing entertainment, culture, history and the arts.
3. **Restaurant Square footage** – The square footage of new development that is assumed to be restaurant use has been decreased from 109,000 square feet to 50,000 square feet.
4. **Boutique Hotel Clarifying Language** – The Plan now recommends “boutique” hotels: 150 rooms or less, no ballrooms and meeting space for no more than 50 people.
5. **Hotel Parking Ratio** – Language was added to the development guidelines that would allow low parking ratios for hotels as long the ratios are consistent with industry norms for similar hotels.
6. **Pier Design Flexibility** – Language was added clarifying that the proposed piers can be of a different length, design, or location, recognizing that their ultimate design will be determined following further analysis in the implementation stage.
7. **Stronger History Text** – Staff worked with James McCall, Chair of the Waterfront History Committee of the Archaeology Commission, and agreed on a series of editorial changes to strengthen the connection of Plan recommendations to the History Plan. In addition, the Plan now states that the \$3.6 million included in the Plan budget for a civic/cultural building can be used for other art and history related components in the Plan.
8. **Rivergate /Oronoco Bay Parks** – Minor changes were added to change the description of the observation deck planned at the foot of Montgomery Street in Rivergate Park and to add flexibility for the location of the small children’s play area planned for Oronoco Bay Park.
9. **Sheetmetal Workers Building** – Language was added indicating that future redevelopment of the Sheet Metal Workers building should improve how the building relates to Oronoco Bay Park.
10. **Costs and Revenues** – Costs were increased by adding the remaining improvements at Windmill Hill Park and decreased to reflect the lower cost of shorter piers; revenues were decreased due to reduced amounts of restaurant and hotel space. The total cost is now \$51 million and the Plan pays for itself in year 25.